

Town of Tyringham

Planning Board Meeting

7:00 PM July 22, 2015

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Christina Alsop, Mark Curtin, April Roche

Public Present: none

Minutes of 7/15/15 were approved

ANRs, Curtesy Notices, Mail: none

New Business: none

Old Business: Discussed plan of action to further the new energy proposed by-laws, with consideration given to suggestions and information received during the July 8 informational hearing.

1) Mark reported on his discussion with Larry Gould. Larry reported that there are specific building requirements for solar permits. He offered to attend the next Planning Board meeting to provide the Planning Board with detailed information on this topic. Larry told Mark that 3-5 kw solar units require 3 phase power. Christina noted that the building permit will need to include proof of having the power required to run it. If there is a specific solar permit, we will need to specify this in the bylaw. The board will have to ensure that specific requirements from the bylaw are listed in the permit.

2) Reviewed Christina's new draft for solar bylaw.

- 36' height restriction is already a bylaw in place for Tyringham.

- Discussed adjusting the limit to panels based on power generated, rather than by the number of panels. Suggested wording: Ground mounted solar energy system supplying 110% of the residential or agricultural needs up to one acre.

- Discussed adjusting the definitions for the size of solar array requiring only a building permit and the size requiring a site plan.

- Decided to remove access road as part of the definition of the solar array. Change the section to include maintenance roads instead. In preserving visuals, a longer access road may be beneficial in keeping the panels out of sight.

- Add MLP to #4? Need further review of definition of MLP

- Add police chief & emergency management director to list of people needing a copy of the project plans.

- Possibly add #23 after consultation with town attorney. It would include wording such as the following: In the event of a PPA, developer must make an agreement with the town that includes a deposit, bond, or other financial guarantee to provide for removal of all parts of

solar energy system, should the developer abandon the solar energy system.

3) Public Hearing paper work: deferred until new draft is ready.

4) All available Planning Board members will meet at Mark Curtin's house on 7/30 @ 6:15pm to carpool to the BRPC event that is being held that evening (1 Fenn St., Pittsfield, 7pm).

Meeting Adjourned at 8:45pm.

Our next meeting will be August 5, 2015. (Reminder: no meeting August 19)

Respectfully submitted, April Slater Roche